

## **Z. CASE, CASE, AND CASE REDEVELOPMENT PROJECT**

### **Revitalization Project Description**

The Case, Case, and Case Redevelopment Project area, located between 14<sup>th</sup> and Centennial Mall in Downtown Lincoln, includes the north 65 feet of Lot 6, Little & Alexander Subdivision of Lot 63, S.W. Little's Subdivision, Lincoln, and adjacent alleys, city-owned property, and rights-of-way, as shown on Exhibit IV-181 attached and incorporated by this reference.

The goal of this project is to strengthen Downtown Lincoln as a 24-hour livable community by creating new residential opportunities in the redevelopment of an existing underutilized and deteriorating single-room-occupancy residential building into a residential building with the standard amenities that one would expect to find with downtown living. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln, especially along the "P" Street corridor. The Project will increase the security and safety in the Redevelopment Area and Downtown Lincoln through the removal and redevelopment of certain blighted and substandard conditions.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector residential development in this redevelopment area. Publicly funded redevelopment activities may include energy efficiency improvements, façade enhancements, streetscape and public area enhancements, and other public improvements in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment in and enhancing the architectural character of Downtown Lincoln;
- redeveloping an underdeveloped and undervalued parcel;
- encouraging development of residential developments to foster 24-hour activity and lively, vibrant streets in Downtown;
- improving and enhancing the "P" Street corridor;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities;
- enhancing the corridor's pedestrian-friendly, street-level orientation.

### **Statutory Elements**

Currently, there are no plans for the City to acquire, relocate or demolish the real property. Should any of these occur, the City will follow policy outlined in the Plan. The project is expected to include the vacation of public right-of-way and/or the declaration of surplus property of other City-owned property to help foster safety and security of the project site adjacent to the building in the redevelopment area pursuant the standard City procedures for vacation and/or

sale of surplus property. Neither land coverage nor building density will be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

There are 30 residential units in poor condition currently within the proposed project boundaries. The existing land use in the project area is residential Exhibit IV-182. The redevelopment of the building will result in the redevelopment and renovation of the current units into approximately 29 housing units in the project area. The resulting land use will remain residential (see Exhibit IV-183).

Parking in the adjacent area includes the University Square public parking garage located one-half block from the project site and other on street parking.

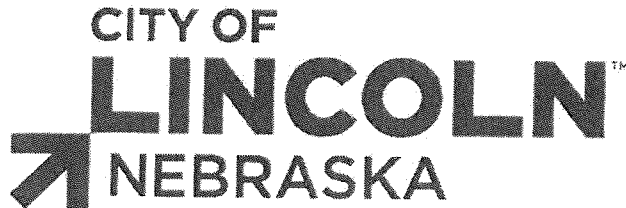
The area is located within the Downtown Business District B-4 business zone that allows for a wide range of uses including the residential development that is being proposed. Zoning will remain unchanged as a result of this project.

#### **Proposed Costs and Financing**

The estimated total cost to implement this redevelopment project is approximately \$1.2 million, including approximately \$160,000.00 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private developments within the project area.

Public investment may assist in the design and construction of the energy efficiency improvements, façade enhancements, streetscape and public area enhancements, and other eligible public improvements and enhancements under the Community Development Law.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.



LINCOLN-LANCASTER COUNTY  
PLANNING DEPARTMENT  
555 South 10th Street Suite 213 Lincoln, NE 68508  
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



December 27, 2013

TO: Neighborhood Associations/Organizations  
Larry Hudkins, Chair, Lancaster County Board of Commissioners  
Dr. Steve Joel, Superintendent, Lincoln Public Schools  
Educational Service Unit #18, c/o David Myers  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 13016**  
**(Proposed amendment to the Lincoln Center Redevelopment Plan: "Case, Case and Case Redevelopment Project")**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 13016**, requested by the Director of the Urban Development Department, to review a proposed amendment to the Lincoln Center Redevelopment Plan as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the "Case, Case, and Case Redevelopment Project" to renovate the existing residential building and make streetscape and facade improvements, generally located at 1421 P Street. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A map and project description are attached, for your information. Additional information may be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword= PATS), search by Application No. CPC13016. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, January 8, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov); or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov), or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, January 2, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (keyword = pcagenda).

Sincerely,  
  
Jean Preister  
Administrative Officer

cc: David Landis, Urban Development  
Hallie Salem, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor



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**ATTACHMENT "C"**

Clinton Neighborhood Association

Near South Neighborhood  
Association  
P.O. Box 80143  
Lincoln, NE 68501

Sheryl Alderman  
The Creamery Condominium  
Association  
701 P Street #407  
Lincoln, NE 68508

Pat Anderson  
Everett Neighborhood Association  
c/o NWL at 2240 Q St  
Lincoln, NE 68503

JoAnn Asch  
Antelope Park Neighborhood  
Association  
3035 Franklin Street  
Lincoln, NE 68502

Cherie Ayite  
South Salt Creek Community  
Organization  
1617 S. 8th Street  
Lincoln, NE 68502

Maurice Baker  
Clinton Neighborhood Association  
1533 N. 27th St.  
Lincoln, NE 68503

Sally Bush  
Irvingdale Neighborhood Assoc.  
2635 S. 15th St  
Lincoln, NE 68502

William Carver  
Near South Neighborhood  
Association  
2202 Washington St.  
Lincoln, NE 68502

Christopher Cashmere  
West A Neighborhood Association  
3510 W. Plum  
Lincoln, NE 68522

Barbara Cornelius  
Hartley Neighborhood Association  
3149 R Street  
Lincoln, NE 68503

Michael Cornelius  
Hartley Neighborhood Association  
3149 R St.  
Lincoln, NE 68503

Vicki Cover  
Hawley Neighborhood Association  
2610 S St.  
Lincoln, NE 68503

Curt Donaldson  
Hartley Neighborhood Association  
2860 R Street  
Lincoln, NE 68503

Gloria Eddins  
Clinton Neighborhood Association  
1700 N. 29th St.  
Lincoln, NE 68503

Kurt Elder  
Haymarket Neighborhood Association  
335 N 8th Street 606  
Lincoln, NE 68508

Kristin Engelman  
Prairie Falls Homeowners Association  
1557 SW 11th Pl.  
Lincoln, NE 68522

L.J. Evermann  
Irvingdale Neighborhood Association  
2636 S. 13th Street  
Lincoln, NE 68502

Tim Francis  
Capitol View  
2511 T Street  
Lincoln, NE 68503

Tim Francis  
Hawley Neighborhood Association  
2511 T Street  
Lincoln, NE 68503

Jim Friedman  
Near South Neighborhood  
Association  
1505 A St.  
Lincoln, NE 68502

James Garver  
Woods Park Neighborhood  
Association  
815 Elmwood Ave.  
Lincoln, NE 68510

Lisa Good  
Antelope Park Neighborhood  
Association  
3036 Franklin Street  
Lincoln, NE 68502

Bill Hergott  
West A Neighborhood Association  
1710 W. Washington St.  
Lincoln, NE 68522

Lori Houle  
South Salt Creek Community  
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101 M Street  
Lincoln, NE 68508

Gary Irvin  
South Salt Creek Community  
Association  
645 D St.  
Lincoln, NE 68502

Mike James  
Woods Park Neighborhood  
Association  
145 S. 28 St.  
Lincoln, NE 68510

Kile Johnson  
Capitol Beach Community  
Association  
1227 Lincoln Mall  
Lincoln, NE 68508

Ruth Johnson  
Hartley Neighborhood Association  
819 N. 33 St.  
Lincoln, NE 68503

Sue Landholm  
Everett Neighborhood Association  
946 Peach St.  
Lincoln, NE 68502

Steve Larrick  
South Salt Creek Community  
Organization  
920 S. 8th St.  
Lincoln, NE 68508

Chris Lesiak  
Hartley Neighborhood Association  
853 N 30th Street  
Lincoln, NE 68503

Renee Malone  
Clinton Neighborhood Association  
1408 N. 26 St.  
Lincoln, NE 68503

Becky Martin  
Woods Park Neighborhood  
Association  
338 S. 29 St.  
Lincoln, NE 68510

Mardy McCullough  
Windsor Square Condominium  
Association, Inc.  
1300 G St. #103W  
Lincoln, NE 68508

Annette McRoy  
North Bottoms Neighborhood  
Association  
1142 New Hampshire St.  
Lincoln, NE 68508

P.C. Meza  
South Salt Creek Community  
Organization  
536 C Street  
Lincoln, NE 68502

Barb Morley  
Malone Neighborhood Association  
700 N. 24th St.  
Lincoln, NE 68503

Ruthann Nahorny  
Garfield Street Condominium Assn.  
Inc.  
1619 Garfield  
Lincoln, NE 68502

Ed Patterson  
Malone Neighborhood Association  
700 N. 24 St.  
Lincoln, NE 68503

Richard Patterson  
Woods Park Neighborhood  
Association  
230 S. 29 St.  
Lincoln, NE 68510

Teri Pope-Gonzalez  
Salt Creek Area Neighborhood  
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P.O. Box 80073  
Lincoln, NE 68501

Cletia Price  
Antelope Park Neighborhood  
Association  
1810 Jefferson Avenue  
Lincoln, NE 68502

Bob Reeves  
Clinton Neighborhood Association  
3236 Dudley Street  
Lincoln, NE 68503

Shawn Ryba  
Belmont Community Organization  
4411 N. Park Blvd  
Lincoln, NE 68521

Jayne Sebbby  
Woods Park Neighborhood  
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320 S. 29th Street  
Lincoln, NE 68510

Dean Settle  
Downtown Neighborhood Association  
128 N. 13th St. #404  
Lincoln, NE 68508-1501

Randy Smith  
Woods Park Neighborhood  
Association  
705 S. 32nd St  
Lincoln, NE 68510

Peggy Struwe  
Hawley Area Association  
2240 Q Street  
Lincoln, NE 68503

Jeff Tangeman  
Everett Neighborhood Association  
1144 Peach Street  
Lincoln, NE 68502

Ted Triplett  
Belmont Community Organization  
4420 N. 14th Street  
Lincoln, NE 68521

William Vocasek  
West A Neighborhood Association  
1903 W. Mulberry Ct.  
Lincoln, NE 68522

Rose Wiese  
Capitol Beach Community  
Association  
PO Box 81141  
Lincoln, NE 68501

William Wood  
Everett Neighborhood Association  
808 D St.  
Lincoln, NE 68502

Ron Zimmerman  
West A Neighborhood Association  
2333 W. Washington St.  
Lincoln, NE 68522

Judy Zohner  
Downtown Neighborhood Association  
1300 G St. Unit 304  
Lincoln, NE 68508

Dave Landis  
Urban Development

Ernie Castillo  
Urban Development

Wynn Hjermstad  
Urban Development

Dallas McGee  
Urban Development

Larry Hudkins, Chair  
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent  
Lincoln Public Schools  
P.O. Box 82889  
Lincoln, NE 68501

Educational Service Unit #18  
c/o David Myers  
P.O. Box 82889  
Lincoln, NE 68501

University of Nebraska-Lincoln  
c/o Linda Cowdin, UNL Property Management  
1901 Y Street  
Lincoln, NE 68588

President  
Southeast Community College  
301 S. 68<sup>th</sup> Street Place  
Lincoln, NE 68510

Glenn Johnson  
Lower Platte South NRD  
P.O. Box 83581  
Lincoln, NE 68501

Rick Peo  
Chief Assistant City Attorney

Norm Agena  
County Assessor

Tom Huston  
Attorney at Law  
233 S. 13<sup>th</sup> Street, Suite 1900  
Lincoln, NE 68508

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LINCOLN-LANCASTER COUNTY  
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508  
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



January 17, 2014

TO: Neighborhood Associations/Organizations  
Larry Hudkins, Chair, Lancaster County Board of Commissioners  
Dr. Steve Joel, Superintendent, Lincoln Public Schools  
Educational Service Unit #18, c/o David Myers  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Lincoln Center Redevelopment Plan**  
("Case, Case and Case" Redevelopment Project: South of P Street, between S. 14<sup>th</sup> Street and Centennial Mall North)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving a proposed amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, February 3, 2014, at 3:00 p.m.**, in Hearing Room 112 on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The proposed "Case, Case and Case Redevelopment Project" is being added to renovate the existing residential building and make streetscape and facade improvements, generally located at 1421 P Street. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A map and project description were previously provided to you.

On January 8, 2014, the Lincoln-Lancaster County Planning Commission held public hearing and voted 9-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 13016**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov)), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on January 27, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, January 23, 2014.

Sincerely,  
  
Jean Preister  
Administrative Officer

cc: Dave Landis, Urban Development  
Hallie Salem, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Tom Huston, Attorney at Law



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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 17, 2013 AND FRIDAY, January 24, 2013:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 3, 2014, at 3:00 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

- CPC  
13016
1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Lincoln Center Redevelopment Plan, to add the "Case, Case, and Case Project" to renovate the existing residential building and make streetscape and facade improvements, generally located at 1421 P Street. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska.
  2. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the North 27th Street Corridor and Environs Redevelopment Plan, to add the "Hartley Flats" project to redevelop the properties at 444, 436 and 422 North 27th Street as a 13-unit residential building. The North 27th Street Corridor and Environs Redevelopment Plan area is generally bounded on the south by N Street, on the west by 23rd Street, on the north by Leighton Avenue and on the east by 31st Street, Lincoln, Lancaster County, Nebraska.
  3. A resolution requested by the Director of the Urban Development Department adopting the proposed "Piedmont Redevelopment Plan", on approximately 8.6 acres, consisting of 4.2 acres of commercial use including the Piedmont Shopping Center and Piedmont Auto Care facility, and 4.4 acres of street right-of-way. The Piedmont Redevelopment Plan area is generally bounded by C Street on the north, A Street and S. Cotner Boulevard on the south, Aldrich Road on the east and S. 50th Street on the west, Lincoln, Lancaster County, Nebraska.

Teresa Meier  
City Clerk